

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY OF COSTA MESA
77 FAIR DRIVE
COSTA MESA, CA 92626
Attn: City Clerk

THE UNDERSIGNED DECLARES DOCUMENTARY TRANSFER
TAX IS NONE.
GOVERNMENTAL AGENCY EXEMPT - CITY OF COSTA MESA.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT DEED

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY
ACKNOWLEDGED, IKEA PROPERTY, INC., a Delaware corporation, hereby grants and
conveys to the CITY OF COSTA MESA, a general law city, a perpetual easement and right-of-
way for street purposes in, on, under, across and through that certain real property and all
improvements located thereon, situated in the City of Costa Mesa, County of Orange, State of
California described on Exhibit A attached hereto and depicted on Exhibit B attached hereto.

The City of Costa Mesa shall indemnify, defend and hold harmless grantor and its
successors and assigns from and against all claims, liabilities, damages, injuries and costs
(including reasonable attorneys' fees) arising from or related to use of such easement or right-of-
way.

Dated: June 11, 2007

IKEA PROPERTY, INC.,
a Delaware corporation

By 

Name: DAO FROST

Title: T

By Gary Teaves

Name: GARY TEAVES

Title: VP

The foregoing conveyance is hereby accepted by the City of Costa Mesa, a general law city.

CITY OF COSTA MESA

By _____
Mayor of the City of Costa Mesa

ATTEST:

City Clerk, City of Costa Mesa

APPROVED AS TO FORM:

City Attorney, City of Costa Mesa

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF MONTGOMERY)

On this 25th day of MAY 2007 before me, the undersigned Notary Public in and for said County and State, personally appeared DAN GUSTAFSSON, as PRESIDENT for **IKEA PROPERTY, INC.**, a Delaware corporation, who executed the foregoing instrument on behalf of said corporation for the purposes therein expressed. He/She is personally known to me and did [] did not [] take an oath. In witness whereof, I have hereunto set my hand and official seal the day and year last above written.

Notary: Patricia Cieslinski
Print Name: PATRICIA CIESLINSKI

Notary Public, State of PENNSYLVANIA
My commission expires: JAN 25, 2011

[NOTARIAL SEAL]

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Patricia Cieslinski, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires Jan. 25, 2011
Member, Pennsylvania Association of Notaries

COMMONWEALTH OF PENNSYLVANIA)
)
COUNTY OF MONTGOMERY)

On this 29th day of MAY 2007 before me, the undersigned Notary Public in and for said County and State, personally appeared DAVE TEWES, as VICE PRESIDENT for **IKEA PROPERTY, INC.**, a Delaware corporation, who executed the foregoing instrument on behalf of said corporation for the purposes therein expressed. He/She is personally known to me and did [] did not [] take an oath. In witness whereof, I have hereunto set my hand and official seal the day and year last above written.

Notary: Patricia Cieslinski
Print Name: PATRICIA CIESLINSKI

Notary Public, State of PENNSYLVANIA
My commission expires: JAN 25, 2011

[NOTARIAL SEAL]

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Patricia Cieslinski, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires Jan. 25, 2011
Member, Pennsylvania Association of Notaries

JOINDER OF BENEFICIARY
UNDER DEED OF TRUST

THE UNDERSIGNED, SVENSKA HANDELSBANKEN AB (publ), a banking corporation organized under the laws of the Kingdom of Sweden, as Beneficiary under that certain Deed of Trust dated August 28, 2003 and recorded September 15, 2003 as Document No. 2003001126433 of Official Records ("Beneficiary"), hereby acknowledges, consents to and joins in the attached Easement Deed between IKEA Property, Inc., a Delaware corporation and the City of Costa Mesa, a municipal corporation and hereby agrees that the Easement granted therein shall not be disturbed or terminated in the event of a foreclosure.

IN WITNESS WHEREOF, the Beneficiary has caused these presents to be executed as required by law on this 11th day of June, 2007.

Signed, sealed and delivered
in the presence of

Mark Emmett
Signature

MARK EMMETT
Printed Name

H. Jensen
Signature

H. JENSEN
Printed Name

SVENSKA HANDELSBANKEN AB

By: Mark Cleary
Signature
MARK CLEARY
Senior Vice President

THOMAS LEAVER
Print Name: VP

Title: VP

STATE OF NEW YORK)

COUNTY OF New York)

On this 11th day of June 2007 before me, the undersigned personally appeared Thomas Lerner/Mark Clear personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she /they executed same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the New York. (Insert city or political subdivision and the state or county or other place the acknowledgment was taken.)

Laurie A. Santucci
(Signature and office of individual taking acknowledgment)

LAURIE A. SANTUCCI
Notary Public, State of New York
No. 03-4852688
Qualified in Bronx County
Commission Expires Feb. 10, 2010

PSOMAS

EXHIBIT 'A'

LEGAL DESCRIPTION

In the City of Costa Mesa, County of Orange, State of California being that portion of the land described in the document recorded October 12, 2004 as Instrument No. 2004000911605, Official Records of said County, lying within Parcels 2 of City of Costa Mesa Lot Line Adjustment 02-01, recorded July 11, 2002 as Instrument No. 20020581758, Official Records of said County, lying northerly of the following described line:

Beginning at the southeasterly corner of Parcel 1 of said City of Costa Mesa Lot line Adjustment 02-01, said corner being on the northerly line of Parcel 101837-3 as described on the document recorded October 27, 2000 as Instrument No. 20000582393, Official Records of said County, said corner also being the beginning of curve concave northeasterly having a radius of 156.500 meters (513.45 feet), a radial line to said corner bears South 50°17'44" West; thence along the easterly line of said Parcels 1 and 2 the following four courses:

1. northerly along said curve 108.466 meters (355.85 feet) through a central angle of 39°42'37";
2. North 00°00'21" East 60.550 meters (198.65 feet);
3. South 89°31'48" West 2.387 meters (7.83 feet) to the beginning of a non-tangent curve concave easterly having a radius of 353.893 meters (1161.06 feet), a radial line to said beginning bears South 89°31'48" West;
4. northerly along said curve 19.966 meters (65.51 feet) through a central angle of 3°13'57" to the **True Point of Beginning**;

thence leaving said easterly line North 81°12'54" West 13.853 meters (45.45 feet);
thence North 85°47'53" West 2.131 meters (6.99 feet) to an angle point in the westerly line of the land described in said Instrument No. 2004000911605, said point being the northeasterly terminus of that certain record course in said westerly line that bears North 44°19'39" East 58.31 feet [N44°20'00"E for purposes of this description].

PSOMAS

Containing 1409.5 square meters (15,172 square feet), more or less.

All as shown on Exhibit "B" attached hereto and made a part thereof.

Distances as described above are grid distances. Ground distances may be obtained by multiplying grid distances by the mean combination factor of the points being described.

The mean combination factor for this conversion is 1.0000224.

This legal description is not intended to be used in the conveyance of land in violation of the subdivision map act of the State of California.

This legal description was prepared by me or under my direction.

Jeremy L. Evans

Jeremy L. Evans, PLS 5282

3-1-07

Date



EXHIBIT 'B'

PCL 2
LLA 02-01
INST. NO.
20020581758 O.R.

TPOB

N87°14'15"W (R)

$\Delta=03^{\circ}13'57''$
R=353.893M (1161.06')
L=19966M (65.51')

S89°31'48"W (R)
S89°31'48"W
2387m (7.83')

N00°00'21"E 60.550m (198.65')

$\Delta=39^{\circ}42'37''$

R=156.500m (513.45')

L=108.466m (355.85')

POB

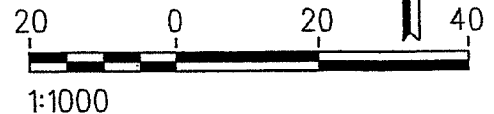
S50°17'44"W (R)

101837-3

INST. NO. 20000582393 O.R.



PCL 3
LLA 02-01
INST. NO.
20020581758 O.R.



DESCRIPTION: THAT PORTION OF LAND DESCRIBED IN THE DOCUMENT RECORDED
OCTOBER 12, 2004 AS INSTRUMENT NO. 2004000911605 O.R. IN
CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA.

PREPARED BY:

PSOMAS

3187 Red Hill Avenue, *250
Costa Mesa, California 92626
714/751-7373
714/545-8883 (Fox)

TRC SOLUTIONS
SUSAN STREET

CONTRACT NO.	2SEQ01010D T2
SCALE	1:1000
DATE	2/28/2007
DRAWN BY	KVO
CHECKED BY	JLE
REV. DATE	REV. NO.
	0

SHEET 1 OF 2